

APPLICANT

Date September 4, 2015

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT PROJECT NUMBER R2013-02633-(3)
NO/CUP NO.: CONDITIONAL USE PERMIT NO. 201300135

APPLICANT: RANDALL NEECE for CANYON VIEW TRAINING RANCH FOR DOGS

LOCATION: 1558 WILL GEER ROAD, TOPANGA CANYON

MALIBU ZONED DISTRICT

Zoned
District

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented with a check or money order, payable to the Board of Supervisors, along with personal identification, prior to the appeal deadline at 5:00 p.m. at the above address. (Appeal fees subject to change) Contact the Zoning section of the Board of Supervisors for more information: (213) 974-1426.

This is to appeal: (Check one)

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The Denial of this request \$7,225* OR

2 or less conditions of the Project to be listed below: \$843.00*

SEE ATTACHMENT A: APPEAL FROM CONDITIONS OF THE PROJECT

*For Subdivisions \$260.00 of this amount is to cover the cost of the hearing by the Board of Supervisors

Briefly, explain the reason for this appeal is as follows (attach additional information if necessary):

SEE ATTACHED REASONS FOR APPEAL

x

(Signed)

Appellant

x

RANDALL NEECE

Print Name

1558 WILL GEER ROAD

Street Address

TOPANGA, CALIFORNIA 90029

City/Zip

(310) 455-7897

Day Time Telephone Number

DOGEST8@GMAIL.COM

Email Address

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

2015 SEP -4 PM 12:42

ATTACHMENT A
CONDITIONS OF THE PROJECT

This is to appeal conditions 24, 25, 26, 30; and also seek clarification of conditions 27, 33, 35, 36, 39 AND 41.

ATTACHMENT B
REASONS FOR APPEAL

The applicant appeals from certain conditions attached to the Planning Commission's recent approval of this conditional use permit. The conditional use permit involves a successful dog boarding and training ranch in Topanga. The approved permit is a renewal of a 2002 permit for the same facility.

Condition Number 24 and Condition Number 26 restrict the maximum number of dogs boarded daily to thirty. There is no substantial evidence in the record to support this very low daily limit at the five acre facility.

Condition Number 25 and Condition Number 26 allow only a slight increase in the number of dogs (forty-five) during a few traditional peak boarding times. There is no evidence in the record to omit other peak boarding times, or to limit the increase to only forty-five dogs during peak boarding times.

Condition Number 30 limits daily trips to the facility by dog owners to only five trips. A traffic study recently completed by traffic engineers, and supported by the department of public works, eliminates any basis for this low daily trip limit. The dog ranch contributes very little traffic to the vehicle counts on the road serving the dog ranch.

Additionally, there are seven conditions which appear vague or ambiguous and need revision, clarification or more detail. These additional conditions are numbered 27, 33, 35, 36, 39 and 41. The appellant is ready to comply with the intent and purpose of these seven conditions, but further clarification or more detail is requested. The requested clarifications and details are especially important in light of the enforcement admonition in Condition 23.